



GRASSROOTS
REALTY GROUP

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363068 Range Road 50
Rural Clearwater County, Alberta

MLS # A2253006



\$449,000

Division: NONE

Lot Size: 9.30 Acres

Lot Feat: -

By Town: Caroline

LLD: -

Zoning: CR

Water: Well

Sewer: None

Utilities: Electricity

Welcome to your own slice of Central Alberta paradise — a lush 9.3-acre parcel tucked away on a quiet dead-end road, offering both privacy and convenience. This beautiful bare land is ready for your vision, with power and water already on site and several ideal building spots to choose from. The property features a mix of cleared and treed areas, giving you the perfect balance of open space and natural shelter. Open views to the east and west mean you'll enjoy breathtaking sunrises and sunsets every day. Easy to maintain, this land is ideal for building your dream home, setting up a hobby farm, or creating a peaceful retreat. Outdoor enthusiasts will love being near the Raven River, renowned for its excellent fishing, while families will appreciate the community feel — the local hall just down the road hosts monthly gatherings, and the school bus picks up right at the driveway for Spruce View K-12 School. Located between Spruce View and Caroline, close to Highway 54, you'll have quick access to amenities while still enjoying country quiet. Just 45 minutes to Red Deer, this property is the perfect blend of rural charm and accessibility.